

**BEFORE THE REAL ESTATE APPRAISER BOARD  
STATE OF OKLAHOMA**

Real Estate Appraiser Board  
State of Oklahoma

In the Matter of JERRY SISCO and )  
JOSEPH MYERS, )  
 ) Complaint #22-036  
Respondents. )

**BOARD'S DECISION AS TO  
DISCIPLINARY HEARING PANEL RECOMMENDATION**

ON THE 1<sup>st</sup> day of March, 2024, the above numbered and entitled cause came on for hearing before Real Estate Appraiser Board (the "Board" or "OREAB"), following a disciplinary hearing of the above-numbered and entitled cause held on January 8, 2024. The Board was represented by a Disciplinary Hearing Panel composed of three (3) appraiser members, Heath E. Boyles of Oklahoma City, Oklahoma, Robin Poteet of Edmond, Oklahoma, and Stephen F. Meyer, of Oklahoma City, Oklahoma, each of whom is a current Member of the Board's Standards and Disciplinary Procedures Committee. Heath E. Boyles was elected and served as Hearing Panel Chairman at the hearing. Said panel was represented by the Board's attorney, Assistant Attorney General Bryan Neal. The case was prosecuted by the Board's Prosecutor, Stephen McCaleb. On behalf of the Board, Mr. McCaleb elected to have this matter recorded by electronic device and to rely on the electronic recording.

The Respondents, supervising appraiser Jerry L. Sisco of Wagoner, Oklahoma, whose business and/or mailing address is 27318 E. 758 Rd., Wagoner, Oklahoma 74467 ("Respondent Sisco"), and trainee appraiser Joseph L. Myers of Tulsa, Oklahoma, whose business and/or mailing address is P.O. Box 33597, Tulsa, Oklahoma 74153 ("Respondent Myers")(sometimes Respondent Sisco and Respondent Myers are collectively referred to as "Respondents"), each having been mailed a copy of the First Amended Notice of Disciplinary Proceedings and Appointment of Hearing Panel in Complaint No. 22-036 (the "Notice"), by first class U.S. certified mail with return

receipt requested to the last-known business, last-known mailing address, and/or last-known residential address of both Respondent Myers and Respondent Sisco, on December 5, 2023, pursuant to the Oklahoma Certified Real Estate Appraisers Act, 59 O.S. § 858-724, and the Administrative Procedures Act, 75 O.S. §§250-323, with USPS tracking information as to Respondent Myers, P.O. Box 33597, Tulsa, Oklahoma 74153, that the mailed Notice was delivered by representatives of the USPS to Respondent Myers' P. O. Box 33597, Tulsa, Oklahoma 74135 [sic] 74153, together with delivery information for Certified Mail/RRE item that the item was delivered on December 8, 2023, and with the scanned image of Respondent Myers' signature and printed name displayed indicating delivery to P.O. Box 33597, Tulsa, Oklahoma 74153, and as to Respondent Sisco, with electronic notice to Respondent Sisco at [jsisco4347@gmail.com](mailto:jsisco4347@gmail.com), on December 12, 2023, that a certified packet that contained correspondence and the Notice was sent, per USPS tracking, this packet indicated "FORWARD EXPIRED", and that on December 12, 2023, the Board's Legal Secretary, Kelly Ann Reynolds, attached the USPS tracking, cover letter and Notice and that the Board will consider Respondent Sisco served as of December 8, 2023. Neither Respondent Myers nor Respondent Sisco, appeared in person in the hearing and neither Respondent Myers nor Respondent Sisco was represented by an Attorney.

The Board's Prosecutor, Mr. McCaleb, for the record, asked Hearing Panel Member, Stephen E. Meyer, if he and Respondent Myers, were related, to which question, Hearing Panel Member Stephen E. Meyer responded that there was no relation between Respondent Myers and himself.

### **PRELIMINARY MATTERS**

The Board's Prosecutor, Mr. McCaleb, announced that he had a Prosecution Exhibit Book with six (6) exhibits that were Bates-stamped that he presented and marked as:

(1) Exhibit A, a document entitled “Oklahoma Real Estate Appraiser Board Application for Real Estate Appraiser Credential” Form REA-1 documents, including Qualified Appraisal Education History and Qualifying Experience Report signed by Respondent Myers, under oath, as a Trainee Appraiser, on September 8, 2022 (the “Application”), who was applying for original licensure as a State Licensed Real Estate Appraiser, with the Application Form REA-1 documents received by the Board on September 9, 2022 (Exhibit A, pages OREAB 001 to 005 Bates-stamped);

(2) Exhibit B, Respondent Myers’ Trainee Appraiser Experience Log Form (Exhibit B, page OREAB 006 Bates-stamped, aka the “Myers’ work log”), that provided that on June 20, 2022, Respondent Myers inspected or had a review signed, for the subject property at 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136, with his assistance as a Trainee Appraiser through “Property inspection. Researched comps, neighborhood, and tax info. Compiled maps. Completed report.” (See Exhibit B, page OREAB 006). The therein reported “Scope of Supervision and Review of the Supervising Appraiser” in the Respondent Myers’ Trainee Appraiser Experience Log Form, was described therein as the Supervising Appraiser [Respondent Sisco] having “Reviewed every area of assistance” and the box was checked that stated that the Supervising Appraiser did not inspect the [subject] property (See Exhibit B, page OREAB 006, aka Myers’ work log).

(3) Exhibit C, Board Staff email to Trainee Appraiser Respondent Myers dated September 22, 2022, indicating that the peer reviewer (aka EET work product reviewer) was requesting two appraisal reports and work files for (1) 10227 E 114<sup>th</sup> Street S, Bixby, OK; #2224; Kinnison [borrower]; 6/1/2022; and, (2) 1507 E 67<sup>th</sup> Place, Tulsa, OK (the “subject property”); #2238: Rentz [borrower]; 6/20/2022; (Exhibit C, page OREAB 007 Bates-stamped);

(4) Exhibit D, an email from Trainee Appraiser Respondent Myers to Board Staff dated September 28, 2022, that indicated the two appraisal reports and work files requested were



transmitted as attachments by Respondent Myers to the Board Staff as requested (Exhibit D, pages OREAB 008 to 031 Bates-stamped, with “Myers’ Submission” marked beginning page OREAB 009 to 031, including only an appraisal report for the subject property at 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136);

(5) Exhibit E, Subpoena Duces Tecum dated October 3, 2022, from the Board addressed to Chickasaw Community Bank, Attention: Henry McMullen, Custodian of Records, 909 S. Meridian Ave, Oklahoma City, OK 73108, for documents identified as appraisal report(s) prepared by Certified General Appraiser, Jerry Sisco, 11928CGA, on or about June 9, 2022, for the subject property 1507 E 67<sup>th</sup> Pl, Tulsa, Oklahoma 74136, to include appraisal report(s), revised report(s), final accepted report(s), appraiser order sheet or assignment request, all correspondence, including email communications between Chickasaw Community Bank and the Certified General Appraiser Jerry Sisco and/or Trainee Appraiser Joseph Myers regarding the assignment, to be produced and permitted to be inspected and copied on October 17, 2022, at the Board’s Offices at the Oklahoma Insurance Department, 400 NE 50<sup>th</sup> Street, Oklahoma City, OK 73105 (Exhibit E, pages OREAB 032 to 087 Bates-stamped, including Subpoena Duces Tecum, pages OREAB 032-034, and the Initial Appraisal Submission from Chickasaw Community Bank beginning pages OREAB 040 to 087);

(6) Exhibit F, Compare Report comparing the Respondent Sisco appraisal report provided by Respondent Myers to the Board for subject property 1507 E 67<sup>th</sup> Pl, Tulsa, OK 74136 to the Respondent Sisco appraisal report provided by Chickasaw Community Bank to the Board through the Subpoena Duces Tecum for subject property 1507 E 67<sup>th</sup> Pl, Tulsa, OK 74136, reflecting 226 changes between the two appraisal reports including 21 replacements, 108 insertions, and 95 deletions (Exhibit F, pages OREAB 088 to 147).



The Board's Prosecutor subsequently moved for the admission of the six (6) exhibits for the Board marked as Exhibits A through F, respectively, and as there was no objection by the absent Respondents, the Board's six (6) exhibits were admitted into evidence.

Neither the Respondents nor the Board as parties to these proceedings requested that a court reporter record this matter and neither the Respondents nor the Board as parties to these proceedings submitted any proposed findings of fact or proposed conclusions of law to the Disciplinary Hearing Panel for their consideration.

**WITNESS(ES) AND EVIDENCE PRESENTED**

The Board's Prosecutor presented one witness in support of the case against the Respondents: (1) Christine McEntire, the Board's Director.

**Christine McEntire Testimony (Summary)**

Christine McEntire, upon being duly sworn in, testified that she has been the OREAB Director since 2011, that she filed a Board staff grievance on the Respondent supervising appraiser Jerry Sisco and the Respondent trainee appraiser Joseph Myers (*See* Exhibit F, pages OREAB 145 to 147), and that the Respondents Sisco and Myers falsified the Respondent Myers' experience work log (*See* Exhibit B, page OREAB 006). According to Ms. McEntire, the Respondents Sisco and Myers modified and falsified the subject property [1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136] appraisal report from the appraisal reports Respondent Sisco previously dated and completed in June of 2022 (Exhibit E, Initial Appraisal Submission, pages OREAB 040 to 063; and Revised Appraisal Submission, pages OREAB 064 to 087), and based upon the subpoenaed appraisal reports subsequently provided by the lender/client Chickasaw to the Board, the Respondent Sisco appraisal reports completed and submitted to the lender/client Chickasaw in June of 2022 (*See* Exhibit E, Initial Appraisal Submission, pages OREAB 040 to 063; and, Revised Appraisal Submission, pages

OREAB 064 to 087), were, after the fact, subsequently modified and falsified in the Myers' version dated and submitted to the Board on September 28, 2022 (*See* Exhibit D, aka Myers' Submission, pages OREAB 009 to 031). Further, according to Ms. McEntire, Exhibit F, Compare Report, pages OREAB 088 to 147, is an Adobe program that was prepared by Board staff member Janelle LePoint.

At this point in the Hearing, the Board's Prosecutor said that the State rests.

The Respondent, Jerry Sisco, did not file an Application for Oral Argument and did not appear before the Board. Respondent, Joseph Myers timely filed an Application for Oral Argument, but failed to appear before the Board to discuss the recommended sanctions.

### **JURISDICTION**

1. The OREAB has the duty to carry out the provisions of the Oklahoma Certified Real Estate Appraisers Act as set forth at Title 59 of the Oklahoma Statutes, §§858-701, *et seq.* and to establish administrative procedures for disciplinary proceedings conducted pursuant to the provisions of the Oklahoma Certified Real Estate Appraisers Act.

2. The OREAB has promulgated rules and regulations to implement the provisions of the Oklahoma Certified Real Estate Appraisers Act in regard to disciplinary proceedings as set forth at the Oklahoma Administrative Code, §§600:15-1-1 thru 600:15-1-22, including administrative hearings.

3. The Respondent, JERRY SISCO, was a certified general appraiser in the State of Oklahoma, holding certificate number 11928CGA and was first licensed with the Oklahoma Real Estate Appraiser Board on December 18, 1998, and the Respondent, JOSEPH MYERS, previously a Trainee Appraiser in the State of Oklahoma, holding certificate number 91221TRA,

now inactive, and was first licensed with the Oklahoma Real Estate Appraiser Board on August 7, 2020.

**FINDINGS OF FACT**

The Board hereby adopts in full the Findings of Fact of the Disciplinary Hearing Panel as follows:

1. The Respondent, JERRY SISCO, was a certified general appraiser in the State of Oklahoma, holding certificate number 11928CGA and was first licensed with the Oklahoma Real Estate Appraiser Board on December 18, 1998, and the Respondent, JOSEPH MYERS, previously a Trainee Appraiser in the State of Oklahoma, holding certificate number 91221TRA, now inactive, and was first licensed with the Oklahoma Real Estate Appraiser Board on August 7, 2020.

2. On September 9, 2022, an Application for Real Estate Appraiser Credential was filed by Trainee Appraiser Joseph Myers, for an original license [upgrade] as a State Licensed Appraiser. Included with his application was the required work product experience log (Exhibit B, page OREAB 006) annotating the required minimum number of hours of appraisal-related experience hours which would qualify him for a State Licensed Appraiser credential. One of the properties from his work product experience log identified an appraisal report for the subject property, 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136.

3. Upon completion of an administrative review, Respondent Myers was notified on September 22, 2022, that his application was assigned to a work product reviewer from the Board's Education, Experience and Testing Committee ("EET") and that the appraisal report for the subject property at 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136, had been requested for EET



work product review. The submission deadline for Respondent Myers to provide the subject appraisal report was September 29, 2022.

4. On September 28, 2022, Respondent Myers submitted the subject appraisal report (“Myers’ version”) for the subject property, 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136 (Exhibit D, pages OREAB 009 to 031, therein referred to as “Myers’ Submission”), to the OREAB. The signing and supervising appraiser for Trainee Appraiser Respondent Myers, for the subject appraisal report for 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136, was Respondent Jerry Sisco, 11928CGA.

5. Concurrently, bank records were subpoenaed at the EET work product reviewer’s request due to abnormalities he saw with both appraisal reports. While the second lender’s records were received quickly and were sent to the EET work product reviewer, there was a delay with the records from Chickasaw Community Bank (“Chickasaw”), the lender/client for the subject appraisal and appraisal report. Without waiting for the records from Chickasaw, the EET work product reviewer forwarded to Board staff the work product reviews and pass notifications, scoring both appraisals a minimally passing score of 12. As a result, a test card [good for two years from date of issue] was issued to Respondent Myers by the Board staff.

6. After the issuance of the test card, subpoenaed records were received from Chickasaw. Records produced from Chickasaw reflect an initial appraisal report (Exhibit E, pages OREAB 040 to 063, dated June 29, 2022, therein referred to as “Initial Appraisal Submission”, *See* pages OREAB 040 to 063) and a revised appraisal report (Exhibit E, pages OREAB 064 to 087, dated June 22, 2022, therein referred to as “Revised Appraisal Submission”), both completed and dated in June of 2022. Both appraisal reports (Exhibit E, pages OREAB 040 to 063; and, Exhibit E, pages OREAB 064 to 087, therein referred to as

“Revised Appraisal Submission”) were signed by Respondent Sisco, with no reference to Respondent Myers providing significant real property appraisal assistance in the completion of this appraisal report.

7. A computer-generated comparison (*See* Exhibit F, pages OREAB 088 to 147) of the subject appraisals and appraisal reports received from Chickasaw (collectively Exhibit E, pages OREAB 040 to 063, therein referred to as “Initial Appraisal Submission”; and, Exhibit E, pages OREAB 064 to 087, therein referred to as “Revised Appraisal Submission”) against the Myers’ version (Exhibit D, pages OREAB 009 to 031) reflects significant discrepancies.

8. The comparison report (Exhibit F, pages OREAB 088 to 147) for the Myers’ version (Exhibit D, pages 009 to 031, aka Myers’ Submission) and the initial appraisal report (collectively Exhibit E, pages 040 to 063; and, Exhibit E, pages OREAB 064 to 087) submitted to Chickasaw reflect 226 total changes (*See* Exhibit F, page OREAB 088): 21 replacements, 108 insertions and 95 deletions. Changes include: the date, comments to the neighborhood, improvements, sales comparison, and reconciliation sections; and there is a changed and increased scope of work. The date of signature for the subject appraisal report submitted to the Board for a work product review (*See* Exhibit D, page OREAB 017; and page OREAB 011) now has a date of signature for Respondent Sisco of September 28, 2022. This is the date of submission by Respondent Myers to the Board (*See* Exhibit D, pages OREAB 009 to 031). The Appraisal Order sheet (*See* Exhibit E, page OREAB 038, referred to as the “Appraisal Shield”) from Chickasaw reflects that the appraisal process was completed as of June 30, 2022, with no further requests for revisions made by the lender (Chickasaw).

9. Lastly, at #10 on the appraiser’s certification (*See* Exhibit D, page OREAB 031) on

the Myers' version, it reads: "Joseph Myers provided significant real property appraisal assistance to the person(s) signing this certification...". The lender's version of the revised appraisal report (*See Exhibit E, page OREAB 087*) at #10 reads: "Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification...".

10. A comparison report (Exhibit F, pages OREAB 088 to 147) for the Myers' submission (Exhibit D, pages OREAB 009 to 031, aka Myers' version) against the final amended version of the subject appraisal report submitted by Respondent Sisco to Chickasaw (Exhibit E, pages OREAB 064 to 087, aka Revised Appraisal Submission) resulted in the Board staff's belief that Respondent Myers modified and submitted the original version of the appraisal report (Exhibit D, pages OREAB 009 to 031, aka Myers' version).

11. Based on the above, Respondent Myers and Respondent Sisco embellished and supplemented the subject appraisal report submitted to the Board (*See Exhibit D, pages OREAB 009 to 031*) from that of the original appraisal report submitted to Chickasaw (*See Exhibit E, pages 040 to 063 aka Initial Appraisal Submission; and Exhibit E, pages 064 to 087, aka Revised Appraisal Submission*), Respondent Sisco's client. The work product is to be submitted to the Board in the same way it was provided to the client (Chickasaw). Accordingly, there are material misrepresentations in the appraisal report submitted for EET work product review (Exhibit D, pages OREAB 009 to 031, aka Myers' version and Myers' Submission) and Myers' work log (Exhibit B, page OREAB 006) cannot be relied upon as a true gauge of his earned experience hours.

12. Respondent Sisco's appraisal report (Exhibit D, pages OREAB 009 to 031, aka



Myers' version) stated that, within the Scope of Work section in the Addendum (Exhibit D, page OREAB 025, aka Myers' version), he states that "1) the appraiser inspected the interior and exterior of the subject property and observed the exterior of each of the comparable sales and rentals." On Respondent Myers' work log (Exhibit B, page OREAB 6) for the subject under the section "Scope of Supervision and Review of the Supervising Appraiser", the box is checked "no" for inspection by Respondent Sisco. It is misleading for the signing appraiser to state he inspected the property if he did not. If this is an error on Respondent Myers' work log (Exhibit B, page OREAB 6), it is further indication that the Respondent Myers' work log is not reliable.

13. It is of note that Respondent Sisco's license as an Oklahoma Certified General Appraiser expired on December 31, 2022, and a previous disciplinary matter before the Board, Complaint #22-032, was pended to his Board file. Respondent Myers surrendered his Oklahoma Trainee Appraiser license to the Board in September of 2022.

### **CONCLUSIONS OF LAW**

The Board hereby adopts in full the Conclusions of Law of the Disciplinary Hearing Panel as follows:

1. The Respondents Sisco and Myers have each violated 59 O.S. §858-723(C)(6) through 59 O.S. §858-726, in that the Respondents Sisco and Myers have each violated:

a) The Scope of Work Rule of the Uniform Standards of Professional Appraisal Practice (USPAP);

[Findings of Fact No. 1, 2, 3, 4, 5, 6, 9, and 12, supports the Conclusion of Law that the Respondents Sisco and Myers have each violated the Scope of Work Rule of the Uniform Standards of Professional Appraisal Practice in pertinent part, that "for each appraisal...an appraiser must: 1. Identify the problem to be solved; 2.

determine and perform the scope of work necessary to develop credible assignment results; and 3. disclose the scope of work in the report”, by not properly identifying the problem of misleadingly stating in the Scope of Work section in the Addendum of the appraisal report (Exhibit D, page OREAB 025) that the supervising appraiser [Respondent Sisco] inspected the interior and exterior of the subject property and observed the exterior of each of the comparable sales and rentals, while at the same time stating to the contrary, on the then-trainee appraiser [Respondent Myers] experience work log (*See Exhibit B page OREAB 006*) for the subject property [1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136], under the section “Scope of Supervision and Review of the Supervising Appraiser”, the box is checked “no” for a property inspection of the subject property having been performed by Respondent Sisco as the supervising appraiser, as it is misleading to report that the supervising appraiser inspected a property if that supervising appraiser had not done so.

- b) The Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP);

[Findings of Fact No. 1, 2, 5, 6, 7, 8, 9, 10, 11, and 12, supports the Conclusion of Law that the Respondents Sisco and Myers have each violated the USPAP Ethics Rule that: *“An appraiser must promote and preserve the public trust inherent in appraisal practice by observing the highest standards of professional ethics. An Appraiser must comply with USPAP when obligated by law or regulation, or by agreement with the client or intended users. In addition to these requirements, an individual should comply any time that*

*individual represents that he or she is performing the service as an appraiser.”*

Respondents Sisco and Myers each violated the USPAP Ethics Rule by providing the Myers’ version of the appraisal report, a falsified appraisal report, for the subject property, 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136, with Respondent Sisco’s signature dated as of September 28, 2022, with an effective date of June 9, 2022 (Exhibit D, pages 009 to 031), to the Board on September 28, 2022, for EET work product review (*See* Exhibit D), as though the Myers’ version, with its 226 total changes (in the form of 21 replacements, 108 insertions and 95 deletions) (*See* Exhibit F, Compare Report, pages 088 to 147), was a true copy of the only appraisal report(s) for the subject property, 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136, for appraisal reports for the subject property completed by Respondent Sisco in June of 2022, thus completing the appraisal process on the subject property as of June 30, 2022 (*See* Exhibit E, “Initial Appraisal Submission”, pages OREAB 040 to 063; and, “Revised Appraisal Submission”, pages OREAB 064 to 087), that were provided by Chickasaw under subpoena duces tecum.

Further, Respondents Sisco and Myers violated the USPAP Ethics Rule by providing to the Board on September 28, 2022, an appraisal report for the subject property 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136, completed as of June 30, 2022, with an effective date of June 9, 2022, and, according to Exhibit F, Compare Report, pages OREAB 088 to 147, with 226 changes in the form of replacements, insertions, and deletions and with a signature of supervising



appraiser Respondent Sisco dated as of September 28, 2022 (Exhibit D, page OREAB 017).

- c) The Conduct Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice ((USPAP);

[Findings of Fact No. 1, 2, 3, 4, 5, 8, 9, 10, 11, and 12, supports the Conclusion of Law that Respondents Sisco and Myers have each violated the Conduct Section of the USPAP Ethics Rule that:

*“An appraiser must perform assignments with impartiality, objectivity, and independence, and without accommodation of personal interests. An appraiser ... • must not communicate assignment results with the intent to mislead or defraud;*

*• must not use or communicate a report or assignment results known by the appraiser to be misleading or fraudulent;*

*... • must not knowingly violate the requirements of the [USPAP] RECORD KEEPING RULE”.* The Respondents Sisco and Myers have each violated the Conduct Section of the USPAP Ethics Rule by accommodating the personal interests of Respondent Myers to attempt to upgrade his level of Oklahoma licensure from Trainee Appraiser through procuring his original licensure as a State Licensed Real Estate Appraiser (SLA) through the preparation and submission of the Application to the Board (*See Exhibit A, pages OREAB 001 to 005*) and the preparation of the misleading and fraudulent Myers’ work log in Exhibit B, page OREAB 006, with its misleading and fraudulent listing of

Respondent Myers' appraisal-related experience hours for the Myers' version (Exhibit D, pages OREAB 009 to 031, aka Myers' Submission) .

- d) The Record Keeping Rule of the Uniform Standards of Professional Appraisal Practice.

[Findings of Fact No. 1, 2, 4, 5, 6, 7, 8, and 9, supports the Conclusion of Law that the Respondent violated the USPAP Record Keeping Rule, in pertinent part, “an appraiser must comply with USPAP when obligated by law or regulation, or by agreement with the client or intended users”, and that “an appraiser must not perform an assignment in a grossly negligent manner”, by purporting or representing to the client to have performed the appraisal and appraisal report for the subject property in accordance with USPAP].

2. The Respondents Sisco and Myers have each violated 59 O.S. § 858-723(C)(5) in that Respondents Sisco and Myers committed an act or omission involving dishonesty, fraud, or misrepresentation with the intent to substantially benefit the certificate holders or another person or with the intent to substantially injure another person.

[Findings of Fact No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, supports the Conclusion of Law that the Respondents Sisco and Myers have each violated 59 O.S. §858-723 (C)(5) by dishonestly, fraudulently and misleadingly, providing an appraisal report to the Board for the subject property, 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136, Myers' version (Exhibit D, pages OREAB 009 to 031, aka Myers' Submission), with a signing date of September 28, 2022, to be effective June 9, 2022, with 226 total changes through 21 replacements, 108 insertions, and 95 deletions (*See Exhibit F, Compare Report, pages 088 to 147*), when compared to the appraisal report for the subject property 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136, in Exhibit E, Initial

Appraisal Submission, pages OREAB 040 to 063, with an effective date of June 9, 2022, and in Exhibit E, Revised Appraisal Submission, pages 064 to 087.

3. The Respondents Sisco and Myers have each violated 59 O.S. §858-723(C)(7) in that Respondents Sisco and Myers have each procured or attempted to procure a certificate pursuant to the Oklahoma Certified Real Estate Appraisers Act by knowingly making a false statement, knowingly submitting false information, refusing to provide complete information in response to a question in an application for certification or through any form of fraud or misrepresentation in violation of 59 O.S. § 858-723(C)(7).

[Findings of Fact No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, supports the Conclusion of Law that the Respondents Sisco and Myers have each violated 59 O.S. §858-723(C)(7) by attempting to procure a certificate pursuant to the Oklahoma Certified Real Estate Appraisers Act for the original licensure of Trainee Appraiser Respondent Myers as a State Licensed Appraiser by knowingly making false statements to the Board as provided by the Respondents Sisco and Myers in the “Application for Real Estate Appraiser Certification” dated September 8, 2022, and filed with the Board on September 9, 2022 (Exhibit A, pages OREAB 001 to 005; and Exhibit B, “Trainee Appraiser Experience Log Form” submitted to the Board by and for Respondent Myers, page OREAB 006), by Respondents Sisco and Myers knowingly submitting false information to the Board on September 29, 2022, through the preparation of and the submission of, an appraisal report for the subject property, 1507 E 7<sup>th</sup> Place, Tulsa, Oklahoma 74136, referred to herein as the Myers’ version (Exhibit D, pages OREAB 009 to 031, aka Myers’ Submission; Exhibit A; and, Exhibit B, Myers’ work log, page OREAB 006), and through attempting to procure such a certificate of Oklahoma appraiser licensure through fraud and misrepresentation in the form of Myers’ work log (Exhibit B, page OREAB 006) and the



appraisal report known as Myers' version (Exhibit D, pages OREAB 009 to 031, aka Myers' Submission), containing 226 total changes when compared with the subject appraisal report for the subject property, 1507 E 67<sup>th</sup> Place, Tulsa, Oklahoma 74136 (See Exhibit F, Compare Report, pages OREAB 088 to 147), as prepared and signed by supervising appraiser Respondent Sisco as presented herein effective June 9, 2022, in Exhibit E, Initial Appraisal Submission, pages OREAB 040 to 063, and as subsequently prepared and signed by supervising appraiser Respondent Sisco effective June 9, 2022, Exhibit E, Revised Appraisal Submission, pages OREAB 064 to 087.

### **FINAL ORDER**

Having adopted in full the Findings of Fact and Conclusions of Law of the Disciplinary Hearing Panel, the Board hereby issues its Final Order as follows:

1. The Respondent Jerry Sisco's Oklahoma license as a Certified General Appraiser in the State of Oklahoma, certificate number 11928CGA, shall be **REVOKED** beginning immediately upon the date that any final order is entered in this matter plus a period of thirty (30) days after Respondent Jerry Sisco, is notified of the final agency order either personally or by certified mail, return receipt requested.

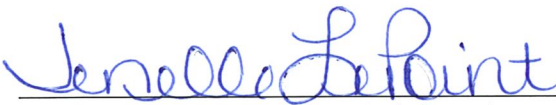
2. The Respondent Joseph Myers's "Application for Real Estate Appraiser Credential" dated September 8, 2022, and received by the Board on September 9, 2022, for original licensure as a state licensed appraiser, shall be **DENIED IN WHOLE PART**, and the **Test Card** previously issued to Respondent Joseph Myers by or on behalf of the Board, shall be **WITHDRAWN** by the Board and rendered void for all purposes whatsoever beginning immediately upon the date that any final order is entered in this matter plus a period of thirty (30) days after Respondent Joseph Myers, is notified of the final agency order either personally or by certified mail, return receipt requested.

3. The Respondents Sisco and Myers shall each pay a sum equal to one-half (1/2)


[collectively for 100%] of all costs of prosecution expended by the Board for legal fees and travel costs incurred in the matter of Complaint #22-036. The Board staff will provide a statement(s) of all of the costs incurred by the Board as to the complaint, to Respondents Jerry Sisco (50%) and Joseph Myers (50%) [collectively for 100%], with the final order. Costs shall be fully paid collectively by Respondent Jerry Sisco (50%) and Joseph Myers (50%), within thirty (30) days from the date of any final order of the Board, plus a period of thirty (30) days after Respondents Jerry Sisco and Joseph Myers, are notified of the final agency order each either personally or by certified mail, return receipt requested.

**THE BOARD WISHES TO ADVISE THE RESPONDENTS THAT THEY HAVE 30 DAYS FROM THE DATE HE IS FIRST NOTIFIED OF THIS ORDER, EITHER PERSONALLY, OR BY CERTIFIED U.S. MAIL, RETURN RECEIPT REQUESTED, TO APPEAL THIS ORDER WITH THE APPROPRIATE DISTRICT COURT.**

**IT IS SO ORDERED** on this 1<sup>st</sup> day of March, 2024

  
\_\_\_\_\_  
**JENELLE LEPOINT**, Administrative Officer  
Real Estate Appraiser Board

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
**BRYAN NEAL**  
Assistant Attorney General and  
Attorney for the Board

  
\_\_\_\_\_  
Date



**CERTIFICATE OF MAILING**

I, Kelly Ann Reynolds, hereby certify that on the \_\_\_ day of \_\_\_\_\_ 2024, a true and correct copy of the above and foregoing Board’s Decision as to Disciplinary Hearing Panel Recommendation was placed in the U.S. Mail, with postage pre-paid by Certified Mail to:

**Jerry L. Sisco**  
27318 E 758 Rd  
Wagoner, OK 74467

**9214 8902 0982 7500 0609 72**

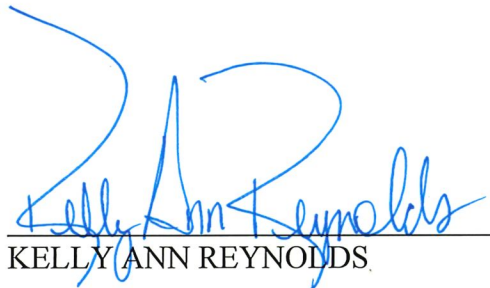
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